

Grantee: Minneapolis, MN

Grant: B-11-MN-27-0001

July 1, 2011 thru September 30, 2011 Performance Report



Grant Number:

B-11-MN-27-0001

Obligation Date:

03/16/2011

Award Date:**Grantee Name:**

Minneapolis, MN

Contract End Date:

03/16/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$2,671,275.00

Grant Status:

Active

QPR Contact:

Matthew Bower

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$2,671,275.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Eligible Uses C (Land Banking) and D (Demolition)- \$657,573.

Due to the high foreclosure rates in the priority 1 and 2 areas an unusually large number of properties have been abandoned and left to deteriorate and become a problem due to lack of care and maintenance. This activity will treat 10 vacant or foreclosed blighted properties through acquisition and through demolition in Activity Number 2. These properties will be held for future redevelopment. The City has programs in place to ensure that neighborhood residents, women and minority owned businesses participate in the demolition and redevelopment of NSP properties, meeting vicinity hiring and Section 3 goals. Properties acquired and demolished will be held for a minimum of 12 months to be redeveloped at a time when the housing market is healthy and can absorb new construction homes in the area.

Eligible Use E (Redevelopment) Single Family Homes-Ownership -- \$930,000

Development gap funding to be provided as a grant for the rehabilitation of 12 vacant or foreclosed single family homes for homeownership.

Provide homeowner incentive (0%) of \$7,500. All households with income at or below 80% AMI will be eligible for an additional \$10,000.

Households who acquire properties rehabilitated through the NSP 3 program will be required to remain as owner occupants in compliance with HOME regulations based on the amount of assistance provided to the project or direct assistance to the home buyer.

Eligible Use E (Redevelopment) Rental (2+ units) -- \$870,000

Development gap funding provided as a grant for the rehabilitation of 10 rental units. As a result of the foreclosure crisis, small rental properties which have historically not been an issue have increasingly become vacant. Recognizing this problem we have made these properties a priority for development of affordable rental housing in our priority areas. This activity provides for the development of affordable rental housing and will assist in meeting the requirement that 25 % of the funds be set aside for households with incomes at or below 50% of Area Median Income. The affordability period for (5-10-15 years in compliance with HOME Regulations except in cases of new construction the affordability term will be 20 years) will be determined on the basis of the amount of NSP subsidy in each project. Standard HOME monitoring and enforcement standards apply to both single family and multifamily redevelopment. For rental development, the affordability requirements are included in the executed contract with the developers and supported by a zero interest Note and Mortgage. CPED will conduct onsite monitoring as required by HOME regulations and NSP developers will report on the continued affordability on an annual basis. A portion of the NSP3 funds in the amount of \$213,702 will be reserved for Administration.

How Fund Use Addresses Market Conditions:

Minneapolis submits a Minneapolis NSP3 Priority 1 Area Map and 3 Minneapolis NSP3 Priority 2 Area Maps; including:

Priority Area 1&mdashBoundary

>• Neighborhood Name: Penn Lowry Ctg Pk

>West: Western alley of Queen Avenue North

>East: Eastern alley of Emerson Avenue North

>South: Mid-block (between Golden Valley Road and 19th Avenue North)

>North: From Morgan to Russell Avenues&mdashMid Block (between Lowry and 33rd Avenues)

>From Morgan to Dupont Avenues&mdashMid Block (between 26th & 27th Avenues)

Priority Areas 2&mdashBoundaries

>• Neighborhood Name: NE Focus

>West: Monroe Street (including western side of the street)

>East: Fillmore (including eastern side of the street)

>South: 18th Avenue (including south side of the street)

>North: 28th Avenue (including north side of the street)



- >• Neighborhood Name: Central
- >West: Interstate 35W
- >East: Portland Avenue (including eastern side of the street)
- >South: 38th Street (including south side of the street)
- >North: 33rd Street (including north side of the street)
- >• Neighborhood Name: Phillips 2
- >West: Interstate 35W
- >East: Highway 55 (Hiawatha Avenue&mdashincluding eastern side of the street)
- >South: Lake Street (including south side of the street)
- >North: Interstate 94

If the market changes significantly by the time the NSP3 funds are available to implement the proposed activities, all Priority 2 areas with the greatest need as established by the HUD mapping tool will be considered.

Analysis of the data sources above with input from stakeholders including: neighborhood residents, non profit and for profit developers, philanthropic organizations, realtors, lenders, City Officials and staff.

>NSP3 funds will give priority emphasis to areas of greatest need in Priority 1 Area North Minneapolis and in the Priority 2 Areas of Northeast and South Minneapolis. Based on our analysis we found that these neighborhoods have the highest percentage of home foreclosures, vacant and abandoned small rental properties (less than 8 units), the highest percentage of properties financed by subprime mortgage related loans, and have been identified as likely to face a significant rise in the rate of home foreclosures.

Low-income targeting will be met through redevelopment of affordable rental property. In Minneapolis, the program design calls for any rehabilitation of properties with two or more units to be rental. Additionally, all rental will be affordable to households with incomes at, or below 50% AMI. Minneapolis has experience addressing this, as three of the eight non-profit partners we plan to work with on NSP3 are developers that have assisted us in addressing affordable rental in NSP1 and are poised to do same in NSP2 and 3.

Ensuring Continued Affordability:

The affordability period for both rental and ownership units (5-10-15 years in compliance with HOME Regulations except in cases of new construction the affordability term will be 20 years) will be determined on the basis of the amount of NSP subsidy in each project. Standard HOME monitoring and enforcement standards apply to both single family and multifamily redevelopment. For single family redevelopment, a declaration will be placed with the property. Resale will be used to preserve affordability. For rental development, the affordability requirements are included in the executed contract with the developers and supported by a zero interest Note and Mortgage. CPED will conduct onsite monitoring as required by HOME regulations and NSP developers will report on the continued affordability on an annual basis.

Definition of Blighted Structure:

Blighted structure is defined by the City of Minneapolis Code or Ordinances Chapter 249 standards for nuisance.

>249.30. "Nuisance condition" defined; waiver of waiting period. (a) A building within the city shall be deemed a nuisance condition if:

- >(1) It is vacant and unoccupied for the purpose for which it was erected and for which purpose a certificate of occupancy may have been issued, and the building has remained substantially in such condition for a period of at least six (6) months; or
 - >(2) The building is unfit for occupancy as it fails to meet the minimum standards set out by city ordinances before a certificate of code compliance could be granted, or is unfit for human habitation because it fails to meet the minimum standards set out in the Minneapolis housing maintenance code, or the doors, windows and other openings into the building are boarded up or otherwise secured by a means other than the conventional methods used in the original construction and design of the building, and the building has remained substantially in such condition for a period of at least sixty (60) days; or
 - >(3) Evidence, including but not limited to neighborhood impact statements, clearly demonstrates that the values of neighborhood properties have diminished as a result of deterioration of the subject building; or
 - >(4) Evidence, including but not limited to rehab assessments completed by CPED, clearly demonstrates that the cost of rehabilitation is not justified when compared to the after rehabilitation resale value of the building.
- >(b) When it is determined by the director of inspections or the city fire marshal that a building constitutes an immediate hazard to the public health and safety, and after approval by the city council, the sixty-day waiting period set out in this section may be waived and the other procedures, as set out in this chapter, may be implemented immediately.
- >(c) Notwithstanding the foregoing provisions, accessory buildings such as garages, barns and other similar structures, not intended to be used for human habitation, shall be deemed to constitute a nuisance condition when such buildings are in violation of section 244.1560 of the housing maintenance code which regulates non-dwelling structures or when such accessory buildings are structurally unsound in the opinion of the director of inspections. (76-Or-102, § 1, 7-9-76; 77-Or-226, § 2, 11-10-77; 78-Or-233, § 2, 11-9-78; 79-Or-016, § 1, 1-26-79; 80-Or-181, § 1, 8-8-80; 84-Or-095, § 1, 6-15-84; 86-Or-236, § 1, 10-10-86; 91-Or-157, § 1, 8-9-91; 92-Or-110, § 2, 9-11-92; 93-Or-142, § 1, 10-1-93; 94-Or-123, § 2, 9-16-94; 2006-Or-059, § 1, 5-26-06)

Definition of Affordable Rents:

Affordable rents are as defined by HOME. See the HUD established Fair Market Rents at: <http://www.huduser.org/portal/datasets/fmr.html>

Housing Rehabilitation/New Construction Standards:

The rehabilitation standards meet Energy Star requirements and ASHRAE standards, will require Energy Star-46 and WaterSense labeled products as appropriate, and mitigate the impact of disasters.

Rehabilitation Standards

>NSP HOUSING REHAB STANDARDS

>NOTE: All details and/or materials listed may be subject to change or deletion, as required by specific location or structure. All changes must be approved in writing by CPED Project Staff.

>The City of Minneapolis will adopt the following standards for all rehab projects associated with the Neighborhood Stabilization Program. These guidelines are to be used in conjunction with the minimum code associated with all permits pulled for the completion of the



rehabilitation. Additionally, all developers are encouraged to perform sustainability techniques and use Energy Star products and standards.

BASEMENT

- >1. Basement floors shall be concrete with no tripping hazards or exposed dirt.
- >2. Replace hazardous or unserviceable stairways
- >3. All structural concerns need to be addressed, including cracks and limestone foundations must be properly tuck-pointed.
- >4. Basement walls should be free of scaling or spalling material. Apply two coats of waterproofing.

PLUMBING

- >1. Provide a minimum of a single laundry tub and washer bib-cocks.
- >2. Provide one exterior sill-cock centrally located to reach front and rear yards.
- >3. When the water heater needs to be replaced, install a new 40-gallon water heater in 2 bedroom homes and 50-gallon water heater in 3+ bedroom homes.
- >4. Sewer systems must be individual and separate from adjacent buildings / properties. If the existing sewer system is retained, it must be cleaned out to the city sewer main. Install a Clean Out, if there is no Main Clean Out.
- >5. Provide an exterior vent for clothes dryer through the rim joist area. If rim joist venting is not accessible, alternatives can be discussed. Window venting is not acceptable. Glass block venting may be acceptable as determined by CPED.
- >6. Replacement of bathtubs shall be restricted to either cast iron tubs or fiberglass tub enclosures. NO STEEL TUBS!

HEATING & VENTILATION

- >1. If an existing heating plant will be retained, general contractor must provide written certification from a licensed heating contractor that the plant is at least 80% efficient, and the existing system meets code. All valves on radiators must be operational.
- >2. If replacement is required, replacement units shall be a minimum of 90% efficient and be placed on a "concrete pad or legs.
- >3. All kitchens must have a hood fan, which shall be vented to the outside where possible. Where not possible, please notify CPED at the time plans and specs are submitted for review.
- >4. Bathroom fans will be vented to the exterior.
- >5. Whole House Ventilation: Provide a low zone ceiling exhaust fan vented to the exterior, and a wall switch set for continuous half speed venting with full speed boost.

ATTIC ACCESS

- >1. Install attic access with weather-stripping and insulate to code. Attic access must be open at final inspection for verification of insulation.

ELECTRIC

- >1. Minimum of 100-amp service per unit.
- >2. Dwelling and garage must be wired to code (Note: all non-grou

Housing Rehabilitation/New Construction Standards:

d outlets shall be changed to grounded type).

- >3. Dwelling to have a minimum of two exterior receptacles for the (1) front and (1) rear.
- >4. Each outside entry door to have lightg.

INSULATION

>NOTE: Order energy audit and insulate according to energy audit recommendations. In the event of any inconsistencies between the Energy Audit and these Rehab Standards, the Energy Audit shall prevail.

> Minimally the following standards shall apply:

- >1. If rim joist is accessible, insulate to R-19.
- >2. Insulate sidewalls, if sidewalls are enclosed insulate to R-14 with the "blow-in-blanket" system or R-13 batts to code on all exposed framing areas.
- >3. Insulate attic to R-44.
- >4. If sidewall framing is exposed, provide 6-mil poly vapor barrier, otherwise use vapor barrier paint on interior of outside walls.
- >5. If insulation is exposed at the exterior foundation, it must be covered with a finish approved by CPED.
- >6. Provide a copy of the cleared Energy Audit final inspection

WINDOWS

- >1. Existing Windows&mdashRehab Wood Single Pane: Remove weight hardware and insulate pockets. Install full &mdash tilt jamb liners. Refinish and re-glaze sash as required. Weather-strip sash and plow to fit liners. Include locks and lifts. Install two track aluminum combination windows with full screen.
- >2. New Windows&mdashSash kit or Whole Unit: Remove weight hardware and insulate pockets. Insulated low&ndashe glazing. Include locks, lifts, and full screens.
- >3. All storm/screen window units must compliment the fabric and color of the prime window.
- >4. All windows must be equipped with locks and lifts.
- >5. All windows are to be adjusted, weather-stripped, and made weather tight.

DOORS

- >1. When replacing primary entry doors, install a pre-hung insulated, metal door, include a locking knob set and dead bolt lock keyed alike.
- >2. For each exterior entry door install a storm door.
- >3. Interior doors should be serviceable with matching hardware installed.

INTERIOR TRIM

- >1. When replacing, match existing as close as possible.

FINISH FLOORING

- >1. Ceramic tile (where used on floors) shall be installed in concrete or on cement board. No vinyl base allowed.

SPECIAL WALLS

- >1. If new ceramic tile is used in the tub area it will be installed on cement board.

>DECORATING

- >1. No painting over wallpaper.
- >2. Semi-gloss paint will be used in the kitchen, baths, basement stairwell, attic and rear entry areas. Flat paint or eggshell should be used for all bedrooms, living room, dining room, and stairway to the second floor.

EXTERIOR WALLS



- >1. Where existing wood siding and trim is retained, the general contractor shall warrant via a written warranty that all painted surfaces will not peel or flake for two years after final payment.
 - >2. Where vinyl siding is installed, it must be .042 mil. When aluminum covering for trim is installed, it must be .019 gauge.
 - >3. All painted stucco shall be sandblasted and re-dashed as needed.
 - >4. When aluminum coil stock is used include covering the window wells and the outside blind stop.
 - >5. Provide a mailbox.
 - >6. Provide front and rear address numbers.
- ROOFING**
- >1.&a

Housing Rehabilitation/New Construction Standards:

p;bsp;Remove and replace any asphalt shingled roof in a deteriorated condition or that cannot be warranted for seven years. All rotted wooden materials must be replaced.

- >2. Roofing shall b20#, self-sealing, 3 tab, strip shingles; or appropriate roofing for flat roofs.
- >3. NO STAPLES shall be used to fasten shingles.
- >4. When roof is replaced, all roof caps and flashings shall be replaced. All flashing must be metal. Valleys must be metal inverted V type (26 gauge). All vents, flashing, and valleys will match the shingle color.

SITE WORK

- >1. Existing garages in deteriorated condition that will not be treated will be removed.
- >2. Existing fences or other exterior amenities, i.e. gaslights, clothes poles in deteriorated condition, that will not be treated, will be removed.
- >3. If there is no garage, provided there is access, a minimum of one hard-surfaced (bituminous or concrete) off-street parking space must be provided.
- >4. If there is an existing deck or porch which needs repair or replacement, the ground under the deck or porch must be covered with poly and landscape rock.
- >5. Remove all foundation growth and outlaw brush and the roots anywhere on the lot.
- >6. Provide fill and raise the grade around the foundation to provide proper drainage. Install window wells as necessary, with gravel 3+ inches in depth.
- >7. Repair any bare dirt areas, any bad sections and areas damaged during construction, including the boulevard areas.

MISCELLANEOUS

- >1. All buildings shall meet all applicable codes.
- >2. All necessary approvals will be received by CPED prior to the release of the final payment.

LEAD BASED PAINT

- > 1. Developers are required to certify and ensure that their activities comply with the same lead regulatory requirements that apply to Community Block Grant Development programs. These requirements are in the Lead Disclosure Rule (24 CFR part 35, subpart A), and the Lead Safe Housing Rule's provisions for rehabilitation (subpart J), and for acquisition, leasing, support services, or operation (subpart K), and the accompanying procedural requirements in subparts B and R. Developers must provide reports to the lead hazard contractor(s).
- >2. Developers shall provide the following reports upon completion:
 - > Post abatement clearance report
 - > Pre-occupancy clearance report
 - > Detailed written description of the hazard reduction activities per 35.1340, c, Clearance report, (iii).

GREEN COMMUNITIES CRITERIA

>Apply Mandatory items in the 2008 national Green Communities Criteria as modified by the 2009-2010 Minnesota Overlay to the Green Communities Criteria to those improvements enacted upon (replacement of any equipment, system, building components, assembly of components, or appliance) at time of rehabilitation and or new construction. The intended method of satisfying Green Communities Criteria and Certification Form. Sections 1-8 are required to be completed.

>RADON

>Provide and install Passive/Active radon control system.

HUD HEALTHY HOMES

Dry:

>Ensure proper drainage away from housing; clean repair gutters and downspouts, repair leaks seal roofs and windows.

Safe:

>Install safety devices on doors, cabinets, window blinds and outlets; store all pois

Housing Rehabilitation/New Construction Standards:

onous items out of reach of children and labeled in the property containers; install smoke detectors and carbon monoxide detectors; have appropriate fire extinguisher available.

Well-ventilated:

>Service and maintain heating and cooling systems; provide exhaust fans for kitchens, bathrooms and dryers to the outside to reduce mold; change furnace filter regularly.

Pest-free:

>Provide property storage and disposal for food products, caulk and seal holes; use least toxic pest management methods.

Contaminant-free:

>Remove lead based paint hazards properly; provide test kits for radon; reduce volatile organic compounds in paint, carpet, etc.

Clean:

>Install dust walk-off systems in entry ways; provide smooth cleanable surfaces; provide effective storage space and containers; choose flooring that is easy to clean; provide vacuum with HEPA filters; implement weekly cleaning regimen.

>Well-maintained:

>Important maintenance calendar for inspecting, cleaning, repairing, replacing housing components/systems.

Upon completion of the property the developer shall ensure the following:



- >1. That all Truth-in Housing Repairs have been corrected
- >2. That all Code Compliance finding have been corrected and that the property has a Certificate of Occupancy.
- >3. That all work indicated in the approved scope of work has been completed.
- >4. That all work has been completed in workmanship manner per the industry standards.
- >5. That all property meets the existing MN State Electrical Code, MN State Plumbing Code,
- >6. City of Minneapolis Housing Maintenance Code and International Residential Code.

Vicinity Hiring:

Minneapolis has great success with NSP1 with Section 3 goals and we plan to employ similar strategies to achieve vicinity hiring requirements in NSP3. Vicinity hiring requirements will be met by connecting with neighborhood organizations to get the word out in NSP3 target areas, identifying contractors that are currently on the City&rsquos Section 3 list that are located in the project area and agree to hire from the NSP3 target areas, advertising in local newspapers that cater to the target area and continue to encouraging contractors that work on NSP1 and NSP2 projects to hire from the target area. Our vicinity hiring goals are employ residents of 1) first priority NSP3 target area, 2) second priority NSP3 target areas, 3) NSP target areas, 4) City of Minneapolis Section 3 residents.

Procedures for Preferences for Affordable Rental Dev.:

Low-income targeting will be met through redevelopment of affordable rental property. In Minneapolis, the program design calls for any rehabilitation of properties with two or more units to be rental. Additionally, all rental will be affordable to households with incomes at, or below 50% AMI. Minneapolis has experience addressing this, as three of the eight non-profit partners we plan to work with on NSP3 are developers that have assisted us in addressing affordable rental in NSP1 and are poised to do same in NSP2 and 3.

Grantee Contact Information:

NSP3 Grantee Information
 >NSP3 Program Administrator Contact Information
 >Name (Last, First) Shoquist, Cherie
 >Email Address Cherie.Shoquist@ci.minneapolis.mn.us
 Phone Number 612-673-5078
 >Fax Number 612-673-5100
 >Mailing Address 105 South Fifth Street, Suite 200, Minneapolis, MN 55401
 Website: <http://www.ci.minneapolis.mn.us/foreclosure/nsp.asp>

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,671,275.00
Total Budget	\$0.00	\$2,671,275.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$400,691.25	\$0.00
Limit on Admin/Planning	\$267,127.50	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$267,127.50	\$213,702.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$667,818.75	\$870,000.00

Overall Progress Narrative:

The City and its developers are working with lenders to identify properties located in the eligible area and properties in the area that were damaged by the Tornado. The City has identified properties for acquisition which were storm damaged properties that are damaged beyond rehabilitation and is working with lenders. Developers are working with lenders to identify properties which were not significantly damaged by the tornado. It is anticipated that funds will be drawn in the 4th quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Demolition and Landing Banking for Future Redevelopment	\$0.00	\$657,573.00	\$0.00
2, Redevelopment-Single Family Homes-Ownership	\$0.00	\$930,000.00	\$0.00
3, Redevelopment Rental (2+ units)	\$0.00	\$870,000.00	\$0.00
4, NSP3 Administration	\$0.00	\$213,702.00	\$0.00

Activities

Grantee Activity Number:	1N3LandBankAcq
Activity Title:	LandBank Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

1

Projected Start Date:

03/16/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition and Land Banking for Future Redevelopment

Projected End Date:

03/15/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Minneapolis Community Planning and Economic

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$437,573.00
Total Budget	\$0.00	\$437,573.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Minneapolis Community Planning and Economic	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Due to the high foreclosure rates in the priority 1 and 2 areas an unusually large number of properties have been abandoned and left to deteriorate and become a problem due to lack of care and maintenance. This activity will treat 10 vacant or foreclosed blighted properties through acquisition and through demolition in Activity Number 2. These properties will be held for future redevelopment. The City has programs in place to ensure that neighborhood residents, women and minority owned businesses participate in the demolition and redevelopment of NSP properties, meeting vicinity hiring and Section 3 goals. Properties acquired and demolished will be held for a minimum of 12 months to be redeveloped at a time when the housing market is healthy and can absorb new construction homes in the area. Minneapolis has great success with NSP1 with Section 3 goals and we plan to employ similar strategies to achieve vicinity hiring requirements in NSP3. Vicinity hiring requirements will be met by connecting with neighborhood organizations to get the word out in NSP3 target areas, identifying contractors that are currently on the City's Section 3 list that are located in the project area and agree to hire from the NSP3 target areas, advertising in local newspapers that cater to the target area and continue to encouraging contractors that work on NSP1 and NSP2 projects to hire from the target area. Our vicinity hiring goals are employ residents of 1) first priority NSP3 target area, 2) second priority NSP3 target areas, 3) NSP target areas, 4) City of Minneapolis Section 3 residents.

Location Description:

Priority Area 1—Boundary

>• Neighborhood Name: Penn Lowry Ctg Pk

>West: Western alley of Queen Avenue North

>East: Eastern alley of Emerson Avenue North

>South: Mid-block (between Golden Valley Road and 19th Avenue North)

>North: From Morgan to Russell Avenues—Mid Block (between Lowry and 33rd Avenues)



>From Morgan to Dupont Avenues—Mid Block (between 26th & 27th Avenues)
 Priority Areas 2—Boundaries
 >• Neighborhood Name: NE Focus
 >West: Monroe Street (including western side of the street)
 >East: Fillmore (including eastern side of the street)
 >South: 18th Avenue (including south side of the street)
 >North: 28th Avenue (including north side of the street)
 >• Neighborhood Name: Central
 >West: Interstate 35W
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 >South: 38th Street (including south side of the street)
 >North: 33rd Street (including north side of the street)
 >• Neighborhood Name: Phillips 2
 >West: Interstate 35W
 >East: Highway 55 (Hiawatha Avenue—including eastern side of the street)
 >South: Lake Street (including south side of the street)
 >North: Interstate 94

Activity Progress Narrative:

Staff is working with the TCCLB, lenders and private owners to identify properties that are appropriate for land banking. It is anticipated that funds will be expended in the 4th quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 1N3LandBankDemolition

Activity Title: LandBankDemolition

Activity Category:

Clearance and Demolition

Project Number:

1

Projected Start Date:

03/16/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition and Land Banking for Future Redevelopment

Projected End Date:

03/15/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Minneapolis Community Planning and Economic

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2011

N/A

To Date

\$220,000.00

Total Budget

\$0.00

\$220,000.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

City of Minneapolis Community Planning and Economic

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

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>South: Mid-block (between Golden Valley Road and 19th Avenue North)

>North: From Morgan to Russell Avenues—Mid Block (between Lowry and 33rd Avenues)

>From Morgan to Dupont Avenues—Mid Block (between 26th & 27th Avenues)

Priority Areas 2—Boundaries

>• Neighborhood Name: NE Focus

>West: Monroe Street (including western side of the street)

>East: Fillmore (including eastern side of the street)
 >South: 18th Avenue (including south side of the street)
 >North: 28th Avenue (including north side of the street)
 >• Neighborhood Name: Central
 >West: Interstate 35W
 >East: Portland Avenue (including eastern side of the street)
 >South: 38th Street (including south side of the street)
 >North: 33rd Street (including north side of the street)
 >• Neighborhood Name: Phillips 2
 >West: Interstate 35W
 >East: Highway 55 (Hiawatha Avenue&mdashincluding eastern side of the street)
 >South: Lake Street (including south side of the street)
 >North: Interstate 94

Activity Progress Narrative:

Demolitions will proceed once properties have been acquired for land bank. It is anticipated that funds will be drawn during the 2nd quarter of 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	2N3RedevelopmentSingle Family Homes - Ownership
Activity Title:	Redevelopment Single Family Homes - Ownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/16/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment-Single Family Homes-Ownership

Projected End Date:

03/15/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Minneapolis Community Planning and Economic

Overall
Total Projected Budget from All Sources
Jul 1 thru Sep 30, 2011

N/A

To Date

\$930,000.00

Total Budget

\$0.00

\$930,000.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

City of Minneapolis Community Planning and Economic

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Development gap funding to be provided as a grant for the rehabilitation of 12 vacant or foreclosed single family homes for homeownership. Provide homeowner incentive (0%) of \$7,500. All households with income at or below 80% AMI will be eligible for an additional \$10,000. Households who acquire properties rehabilitated through the NSP 3 program will be required to remain as owner occupants in compliance with HOME regulations based on the amount of assistance provided to the project or direct assistance to the home buyer. Minneapolis has great success with NSP1 with Section 3 goals and we plan to employ similar strategies to achieve vicinity hiring requirements in NSP3. Vicinity hiring requirements will be met by connecting with neighborhood organizations to get the word out in NSP3 target areas, identifying contractors that are currently on the City's Section 3 list that are located in the project area and agree to hire from the NSP3 target areas, advertising in local newspapers that cater to the target area and continue to encouraging contractors that work on NSP1 and NSP2 projects to hire from the target area. Our vicinity hiring goals are employ residents of 1) first priority NSP3 target area, 2) second priority NSP3 target areas, 3) NSP target areas, 4) City of Minneapolis Section 3 residents.

Location Description:

Priority Area 1&mdashBoundary

>&bull; Neighborhood Name: Penn Lowry Ctg Pk

>West: Western alley of Queen Avenue North

>East: Eastern alley of Emerson Avenue North

>South: Mid-block (between Golden Valley Road and 19th Avenue North)

>North: From Morgan to Russell Avenues&mdashMid Block (between Lowry and 33rd Avenues)

>From Morgan to Dupont Avenues&mdashMid Block (between 26th & 27th Avenues)

Priority Areas 2&mdashBoundaries

>&bull; Neighborhood Name: NE Focus

>West: Monroe Street (including western side of the street)

- >East: Fillmore (including eastern side of the street)
- >South: 18th Avenue (including south side of the street)
- >North: 28th Avenue (including north side of the street)
- >• Neighborhood Name: Central
- >West: Interstate 35W
- >East: Portland Avenue (including eastern side of the street)
- >South: 38th Street (including south side of the street)
- >North: 33rd Street (including north side of the street)
- >• Neighborhood Name: Phillips 2
- >West: Interstate 35W
- >East: Highway 55 (Hiawatha Avenue&mdashincluding eastern side of the street)
- >South: Lake Street (including south side of the street)
- >North: Interstate 94

Activity Progress Narrative:

The developers are working with the TCCLB, lenders and private owners to identify properties that are appropriate for rehabilitation. It is anticipated that funds will be expended in the 2nd quarter 2012.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 3N3RedevelopmentRental

Activity Title: RedevelopmentRental

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

3

Projected Start Date:

03/16/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment Rental (2+ units)

Projected End Date:

03/15/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Minneapolis Community Planning and Economic

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2011

N/A

To Date

\$870,000.00

Total Budget

\$0.00

\$870,000.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

City of Minneapolis Community Planning and Economic

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Development gap funding provided as a grant for the rehabilitation of 10 rental units. As a result of the foreclosure crisis, small rental properties which have historically not been an issue have increasingly become vacant. Recognizing this problem we have made these properties a priority for development of affordable rental housing in our priority areas. This activity provides for the development of affordable rental housing and will assist in meeting the requirement that 25 % of the funds be set aside for households with incomes at or below 50% of Area Median Income. The affordability period for (5-10-15 years in compliance with HOME Regulations except in cases of new construction the affordability term will be 20 years) will be determined on the basis of the amount of NSP subsidy in each project. Standard HOME monitoring and enforcement standards apply to both single family and multifamily redevelopment. For rental development, the affordability requirements are included in the executed contract with the developers and supported by a zero interest Note and Mortgage. CPED will conduct onsite monitoring as required by HOME regulations and NSP developers will report on the continued affordability on an annual basis. Minneapolis has great success with NSP1 with Section 3 goals and we plan to employ similar strategies to achieve vicinity hiring requirements in NSP3. Vicinity hiring requirements will be met by connecting with neighborhood organizations to get the word out in NSP3 target areas, identifying contractors that are currently on the City's Section 3 list that are located in the project area and agree to hire from the NSP3 target areas, advertising in local newspapers that cater to the target area and continue to encouraging contractors that work on NSP1 and NSP2 projects to hire from the target area. Our vicinity hiring goals are employ residents of 1) first priority NSP3 target area, 2) second priority NSP3 target areas, 3) NSP target areas, 4) City of Minneapolis Section 3 residents.

Location Description:

Priority Area 1&mdashBoundary

>• Neighborhood Name: Penn Lowry Ctg Pk

>West: Western alley of Queen Avenue North

>East: Eastern alley of Emerson Avenue North

>South: Mid-block (between Golden Valley Road and 19th Avenue North)



>North: From Morgan to Russell Avenues—Mid Block (between Lowry and 33rd Avenues)
 >From Morgan to Dupont Avenues—Mid Block (between 26th & 27th Avenues)
 Priority Areas 2—Boundaries
 >• Neighborhood Name: NE Focus
 >West: Monroe Street (including western side of the street)
 >East: Fillmore (including eastern side of the street)
 >South: 18th Avenue (including south side of the street)
 >North: 28th Avenue (including north side of the street)
 >• Neighborhood Name: Central
 >West: Interstate 35W
 >East: Portland Avenue (including eastern side of the street)
 >South: 38th Street (including south side of the street)
 >North: 33rd Street (including north side of the street)
 >• Neighborhood Name: Phillips 2
 >West: Interstate 35W
 >East: Highway 55 (Hiawatha Avenue—including eastern side of the street)
 >South: Lake Street (including south side of the street)
 >North: Interstate 94

Activity Progress Narrative:

The developers are working with the TCCLB, lenders and private owners to identify properties that are appropriate for rehabilitation. It is anticipated that funds will be expended in the 2nd quarter 2012.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 4N3Administration

Activity Title: Administration

Activity Category:

Administration

Project Number:

4

Projected Start Date:

03/16/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP3 Administration

Projected End Date:

03/15/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Minneapolis Community Planning and Economic

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2011

N/A

To Date

\$213,702.00

Total Budget

\$0.00

\$213,702.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

City of Minneapolis Community Planning and Economic

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Administrative activities related to projects 1-3.

Location Description:

Priority Area 1&mdashBoundary

>• Neighborhood Name: Penn Lowry Ctg Pk

>West: Western alley of Queen Avenue North

>East: Eastern alley of Emerson Avenue North

>South: Mid-block (between Golden Valley Road and 19th Avenue North)

>North: From Morgan to Russell Avenues&mdashMid Block (between Lowry and 33rd Avenues)

>From Morgan to Dupont Avenues&mdashMid Block (between 26th & 27th Avenues)

Priority Areas 2&mdashBoundaries

>• Neighborhood Name: NE Focus

>West: Monroe Street (including western side of the street)

>East: Fillmore (including eastern side of the street)

>South: 18th Avenue (including south side of the street)

>North: 28th Avenue (including north side of the street)

>• Neighborhood Name: Central

>West: Interstate 35W

>East: Portland Avenue (including eastern side of the street)

>South: 38th Street (including south side of the street)

>North: 33rd Street (including north side of the street)

>• Neighborhood Name: Phillips 2

>West: Interstate 35W

>East: Highway 55 (Hiawatha Avenue&mdashincluding eastern side of the street)

>South: Lake Street (including south side of the street)
>North: Interstate 94

Activity Progress Narrative:

Funds will be drawn in the 4th quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
